

Cornell Centre Precinct Plan

DSC Meeting
February 5, 2013



- **Kick-off workshop with staff from across the Corporation**
- **Formation of a steering committee that includes York Region staff**
- **Stakeholders meetings – both one on one and with various groups**
- **3 Public Open Houses**
- **Consultation with staff and residents**

- **Refinement of the Secondary Plan and creation of a development framework to guide the growth and evolution of Cornell Centre**
- **Implementation of detailed design guidelines to ensure a high quality built form and public realm**

Cornell Planning Principles

- Ensure neighbourhoods are compact, pedestrian-friendly, and mixed-use.
- Locate activities of daily living within walking distance.
- Design interconnected street networks to encourage walking and reduce driving.
- Offer a broad range of housing types and price levels.
- Ensure appropriate land uses and building densities within walking distance of transit.



- Embed concentrations of civic, institutional, and commercial activity in neighbourhoods and districts.
- Size and locate schools to enable walking and cycling.
- Implement graphic urban design codes that serve as predictable guides for change.
- Distribute a range of parks within neighbourhoods.
- Use open spaces to define and connect neighbourhoods and districts.





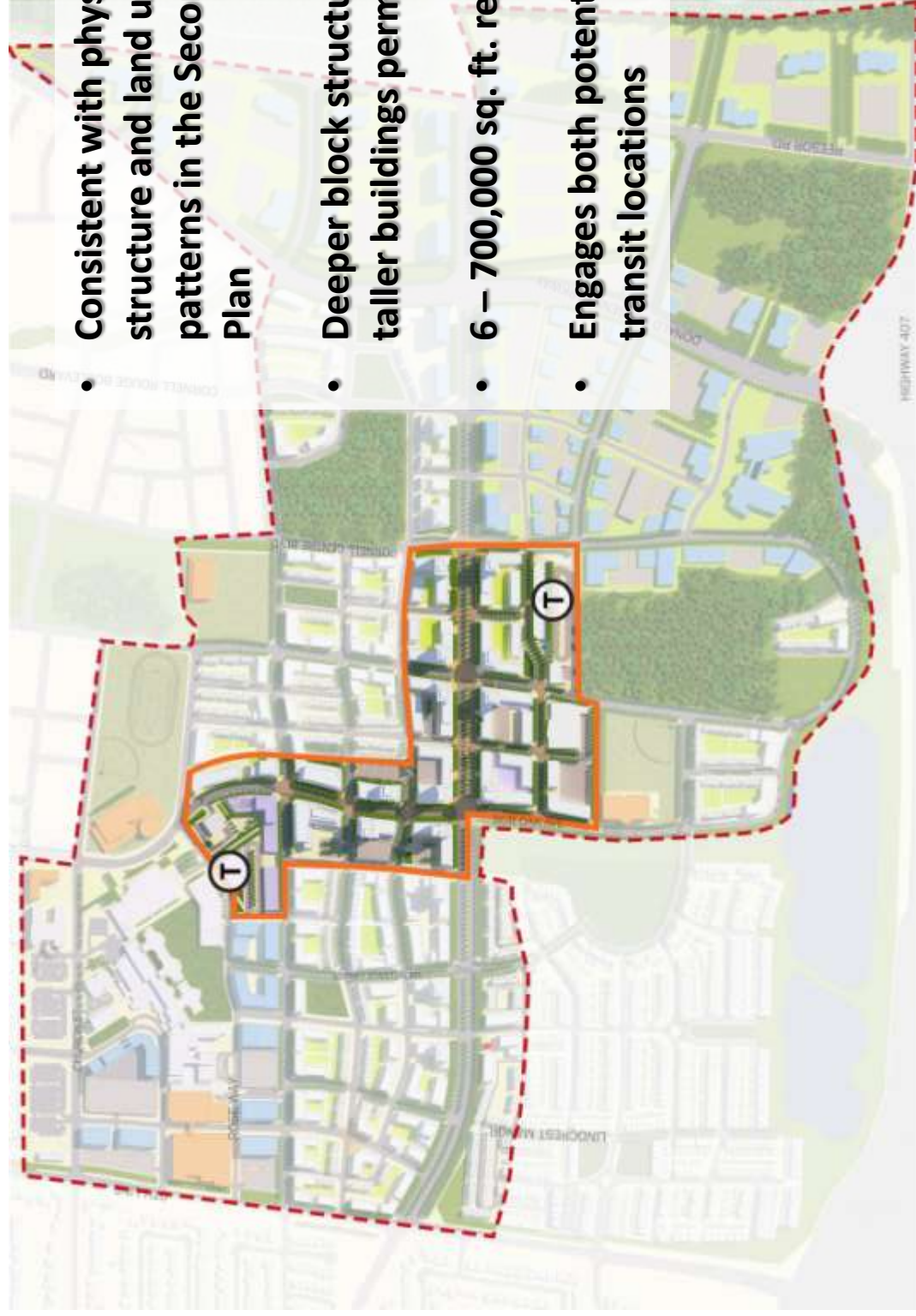
Key Move: Bur Oak is a Retail Main Street



Key Move: The Commercial Core



Key Move: The Commercial Core



Key Move: A Complete Movement Network



Key Move: A Complete Movement Network



Maximum Permitted Density



Maximum Permitted Building Heights

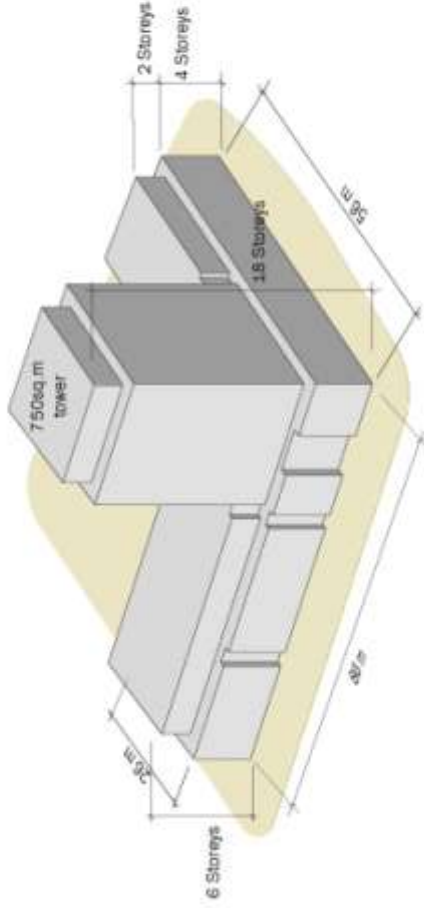


- 3-4 STOREYS
- 4-7 STOREYS
- 3-6 STOREYS
- 4-8 STOREYS
- 4-10 STOREYS
- 4-12 STOREYS
- 5-18 STOREYS
- 5-24 STOREYS
- STUDY BOUNDARY

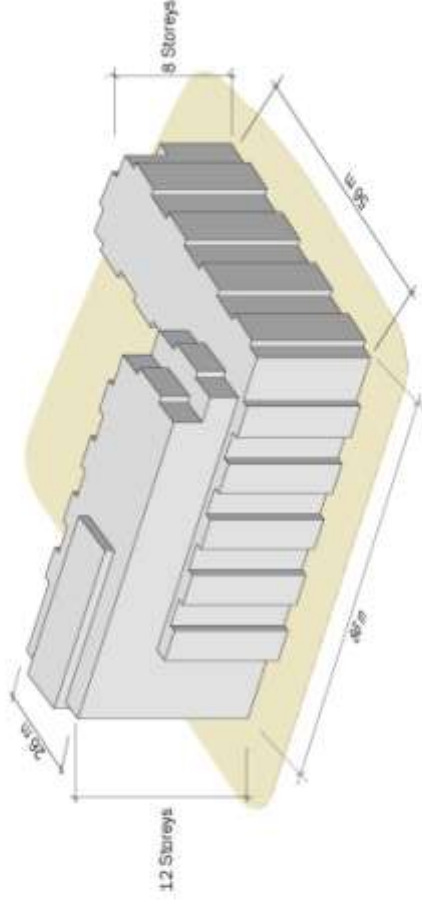
Slab vs. Point Tower Comparison

6 Storey Podium

18 Storey Point Tower



12 Storey Slab Tower



The same density and development yield

View from the North



Highway 7 at the Commercial Core – looking east



Recommended Next Steps



In order to finalize the Cornell Centre Precinct Plan the following next steps are recommended:

1. Council to receive the Cornell Centre Precinct Plan and authorize its release for public comment
2. A comprehensive Transportation Study be undertaken, in consultation with York Region to address transportation capacity requirements and density provisions of the Precinct Plan
3. That staff continue to work with individual applicants to review applications under the current Cornell Secondary Plan provisions and having regard to the City's Growth Management Study, Draft New Official Plan and the draft Cornell Centre Precinct Plan
4. A peer review of the Altus Retail Market Study on the viability of the commercial components of the Precinct Plan be undertaken by the City
5. That further public consultation be undertaken upon completion of any further studies
6. The decision by Viva's Board of Directors be incorporated into the final precinct plan

Cornell Centre Precinct Plan

Thank you

